156.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,008,700 / 1,008,700
					USE VALUE:	1,008,700 / 1,008,700
					ASSESSED:	1,008,700 / 1,008,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
214		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIHARI JONATHAN & KATHLEEN
Owner 2:	
Owner 3:	
Street 1:	214 WACHUSETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RJJJ LLC -
Owner 2:	-
Street 1:	10 DRAPER ST #10
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1761 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8317.000	538,900	1,100	468,700	1,008,700
Total Card	0.191	538,900	1,100	468,700	1,008,700
Total Parcel	0.191	538,900	1,100	468,700	1,008,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 572.80 /Parcel: 572.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103550

GIS Ref

GIS Ref

Insp Date 06/11/18

!12196!

PREVIOUS ASSESSMENT

Parcel ID 156.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	538,900	1100	8,317.	468,700	1,008,700		Year end	12/23/2021
2021	101	FV	524,300	1100	8,317.	468,700	994,100		Year End Roll	12/10/2020
2020	101	FV	524,500	1100	8,317.	468,700	994,300	994,300	Year End Roll	12/18/2019
2019	101	FV	399,400	1100	8,317.	468,700	869,200	869,200	Year End Roll	1/3/2019
2018	101	FV	399,400	0	8,317.	395,000	794,400	794,400	Year End Roll	12/20/2017
2017	101	FV	330,100	0	8,317.	361,500	691,600	691,600	Year End Roll	1/3/2017
2016	101	FV	205,600	0	8,317.	308,000	513,600	513,600	Year End	1/4/2016
2015	101	FV	193,800	0	8,317.	267,800	461,600	461,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:08:05

LAST REV

Date	Time
06/08/21	12:47:46
jorourke	

PAT ACCT. 12196

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RJJJ LLC,	68115-255		9/29/2016		1,100,000	No	No		
DIEHL CHARLES H	66952-375		3/18/2016	Change>Sale	615,000	No	No		
	11866-715		7/9/1970		29,500	No	No		N

USER DEFINED

Prior Id # 1:	103550
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/2018	34	Solar Pa	37,975	C				
5/19/2016	639	Heat App	10,000					Warm air furnace w
4/4/2016	379	Addition	160,000					garage addition wi
4/24/2015	394	Re-Roof	9,200		4/24/2015			Strip and re-roof.
8/21/1992	388	Manual	1,900					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2018	MEAS&NOTICE	BS	Barbara S
3/8/2017	SQ Returned	EMK	Ellen K
7/11/2016	Permit Visit	DGM	D Mann
10/15/2008	Meas/Inspect	189	PATRIOT
2/1/2000	Inspected	276	PATRIOT
11/24/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8317		Sq. Ft.	Site		0	70.	0.80	7									468,657						468,700	

Total AC/HA:	0.19093	Total SF/SM:	8317	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	468,657	Spl Credit		Total:	468,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24625206
Const Adj.:	0.98990101
Adj $ / SQ:	166.545
Other Features:	110618
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	564908
Depreciation:	25986
Depreciated Total:	538922

COMMENTS

OF=SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

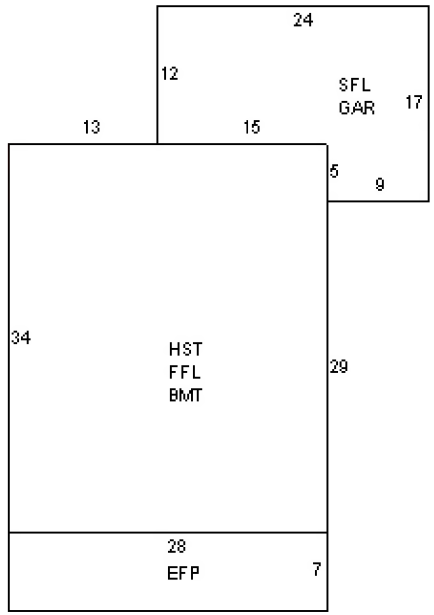
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	201.52
Special Features:	0	Val/Su Net:	166.22
Final Total:	538900	Val/Su SzAd	306.02

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	952	49.960	47,565
FFL	First Floor	952	166.540	158,551
HST	Half Story	476	166.540	79,275
GAR	Garage	333	22.280	7,419
SFL	Second Floor	333	166.540	55,459
EFP	Enclos Porch	196	40.700	7,977

Net Sketched Area:	3,242	Total:	356,246

Size Ad	1761	Gross Area	3718	FinArea	1761

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2016	0.00	T	2.4	101						
19	Patio	D	Y	1	15X24	A	AV	2016	3.29	T	5	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100